



# Southern Hills

*BZA Hearing*

*Modification of Significance*



Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19819A  
EXHIBIT 33-33

# Overall Redevelopment Plan

- 349 residential units
- Mix of 1B, 2B and 3B apartments and duplexes
- All 255 current households have **unconditional right to occupy a newly developed unit**
- Built of over 4 phases to minimize relocation moves



# Site Background

- Winn owns and manages 558 units across 3 properties in the Washington Highlands neighborhood collectively known as the Atlantic Apartment Homes
  - 2017 completed rehab of 303 units at adjacent properties
- Median Income of households 13% AMI (\$12,776 per household)
- AH hosts numerous community programs
  - Community Impact Center (Far Southeast Family Strengthening Collaborative)
  - After school programming (City Gate)
  - Day Care (UPO)
  - Mobile health clinic (Children's National)
  - Mobile market and senior brown bag days (Capital Area Food Bank)

# Project History

- Winn has been working hand-in-hand with Southern Hills Tenant Association over the past 5 years
- Determined that demolition and new construction was the best path forward for Southern Hills due to age and condition of property
- Preservation of 255 Section 8 units most critical component
- Redevelopment focused on addressing physical plant (modern design, outdoor recreational space and optimal site design) and human capital (health, educational, and recreational)

# DHCD Feedback

- 2018 application not funded
- DHCD recommended the following
  - Increase number of units to address District wide shortage of affordable housing Property
  - Add income diversity to de-concentrate poverty
  - Modify phasing to address:
    - District dollars needed for each phase
    - Mitigate the need for off-site relocation

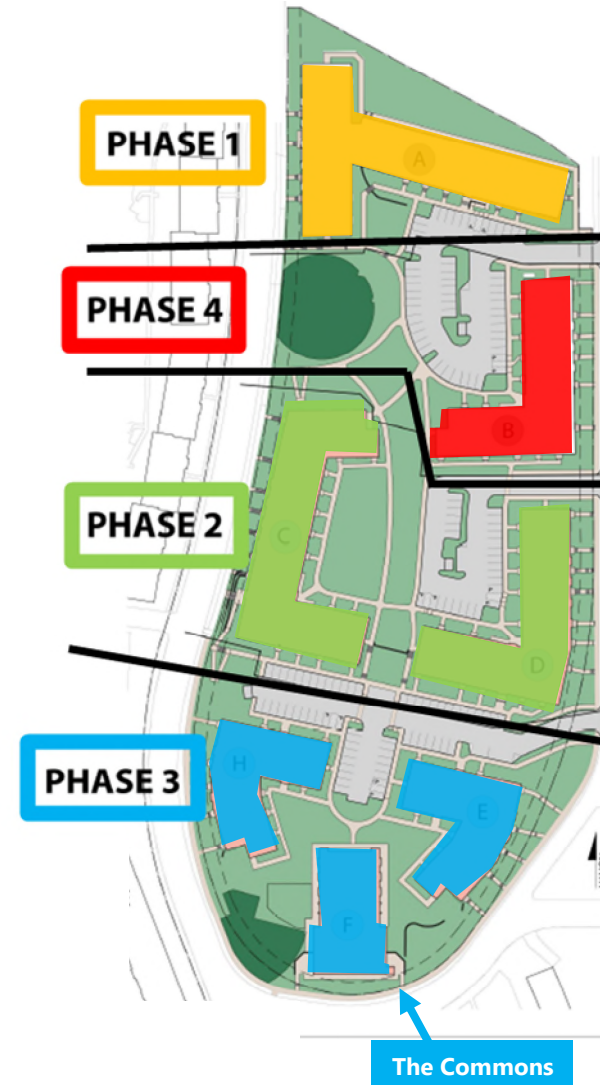


# Community Engagement

- July 30, 2019 – SH Tenant Assoc. (SHTA)
- August 29, 2019 – SHTA 2<sup>nd</sup> meeting
- September 6, 2019 – SHTA 3<sup>rd</sup> meeting
- September 10, 2019 – SHTA 4<sup>th</sup> meeting
- November 7, 2019 - ANC8D Working Group
- November 21, 2019 – ANC8D Monthly Meeting
- December 18, 2019 – All-Residents Meeting
- January 6, 2020 – ANC 8D Working Group

# Overall Redevelopment Plan

- 4 Phases, 6 multifamily buildings
- 255 Section 8 replacement units
- 94 new affordable units
- Phased to minimize offsite relocation
- Long term Section 8 contract renewal with HUD
- New 25,000 sq ft community center



	Current No. Units	Proposed No. Units
Phase 1	33	81
Phase 2	86	142
Phase 3	76	76
Phase 4	60	50
TOTAL	255	349

# Relocation

- Winn's goal is to minimize relocation moves
- Relocation assistance includes identifying temporary replacement unit and out of pocket costs (moving services, utility connections, transportation, etc)
- Relocation will be performed in phases alongside construction of new buildings
- Relocation time will vary depending on phase and permanent replacement unit need
- Under HUD guidelines, Section 8 will stay with resident during relocation period



# Phasing Plan

Existing Units to be Demolished

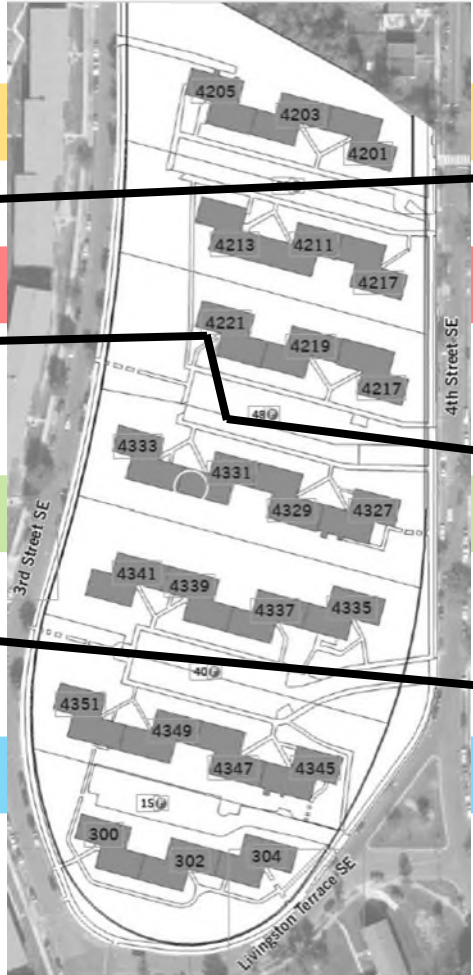
NEW UNITS TO BE BUILT

**Phase 1** 33 units

**Phase 4** 60 units

**Phase 2** 86 units

**Phase 3** 76 units

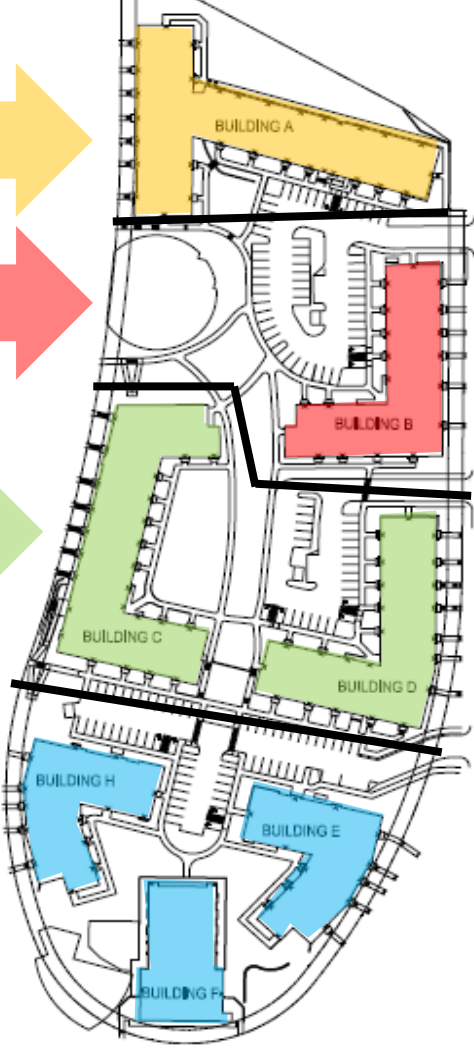


81 units

50 units

142 units

76 units



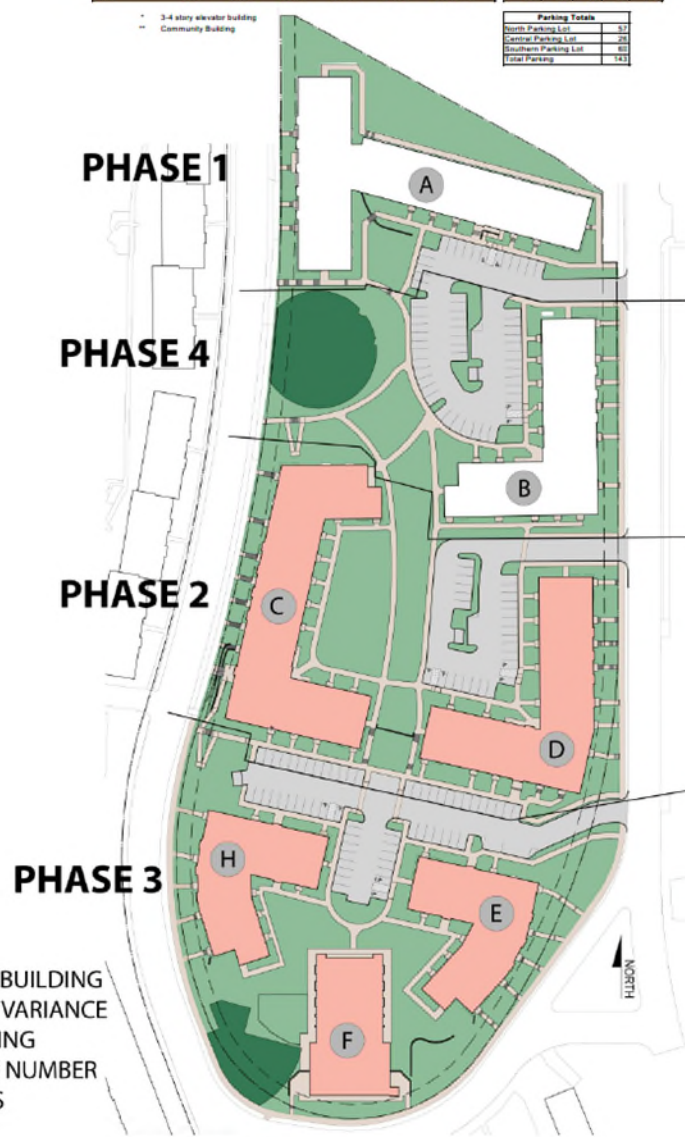
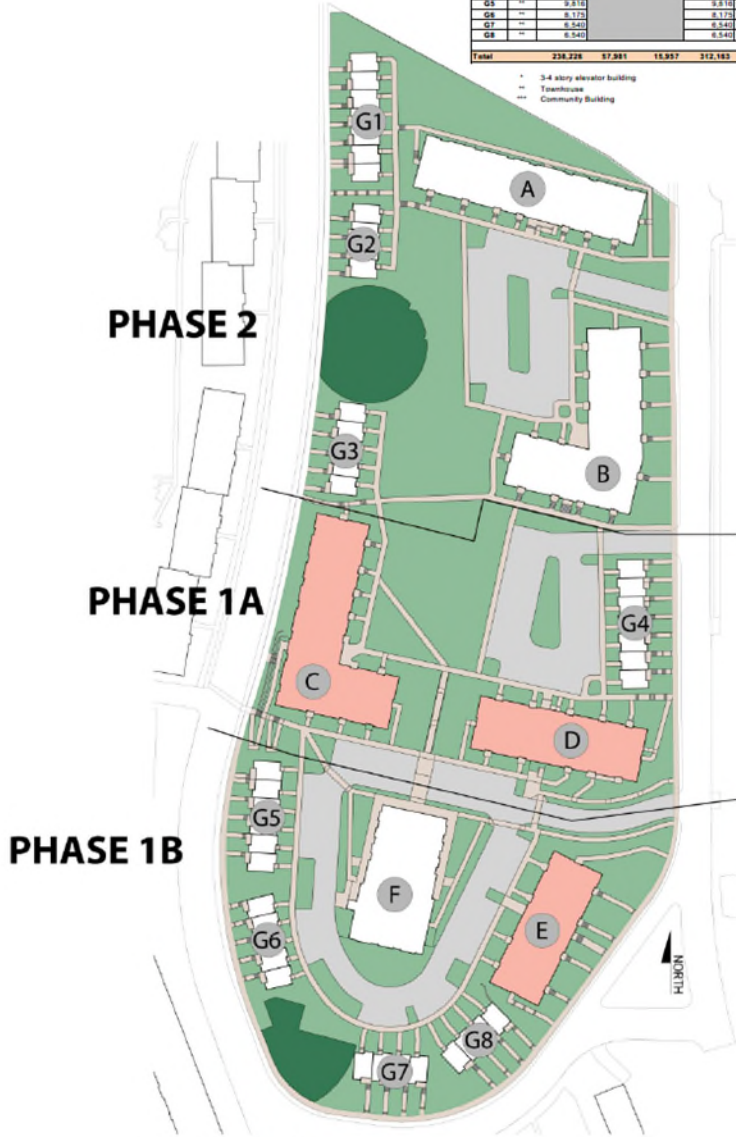
# Project Plans & Renderings

# Overall Plan



2018 PROJECT DATA AND UNIT MIX						Unit Mix				
Building	Gross Floor Area					1st Flr	2nd Flr	3rd Flr	Total	
	Residential Units	Common	Mechanical Areas/ Storage/ E.O.H.	GSF Total	GSF Zoning					
A	32,481	6,424	1,124	40,029	39,851	23	20	0	43	
B	38,723	7,732	2,002	48,457	48,403	18	22	5	45	
C	45,389	10,456	2,682	58,527	57,742	34	23	0	57	
D	29,910	6,823	2,841	39,779	38,839	21	17	0	38	
E	24,970	6,511	2,020	33,478	31,488	12	18	0	30	
F	19,981	3,997	9,201	33,179	19,981	0	0	0	0	
G1	11,439	0	0	11,439	11,439	0	7	7	14	
G2	6,547	0	0	6,547	6,547	0	4	4	8	
G3	5,173	0	0	5,173	5,173	0	5	5	10	
G4	9,370	0	0	9,370	9,370	0	7	7	14	
G5	2,810	0	0	2,810	2,810	0	8	8	16	
G6	5,173	0	0	5,173	5,173	0	5	5	10	
G7	6,547	0	0	6,547	6,547	0	4	4	8	
G8	6,547	0	0	6,547	6,547	0	4	4	8	
<b>Total</b>	<b>238,228</b>	<b>67,981</b>	<b>15,957</b>	<b>312,165</b>	<b>296,206</b>	<b>108</b>	<b>108</b>	<b>5</b>	<b>42</b>	<b>255</b>

2019 PROJECT DATA AND UNIT MIX						Unit Mix				
Building	Gross Floor Area					1st Flr	2nd Flr	3rd Flr	Total	
	1st Flr	2nd Flr	3rd Flr	Total	GSF Zoning					
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H	6,547	0	0	6,547	6,547	0	4	4	8	
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INDICATES BUILDING IS SEEKING VARIANCE FOR BUILDING HEIGHT OR NUMBER OF STORIES

# Today

4201-4205 4<sup>th</sup> Street SE



# Phase 1

## View from North courtyard



# Today

View from 3<sup>rd</sup> Street



# Phase 1 – View from 3<sup>rd</sup> Street





# Today

## View from 4<sup>th</sup> Street



# Phase 2

## View from 4<sup>th</sup> Street



# Phase 3

## The Commons – View from South parking lot



# Today

## The Commons – View from Livingston Terrace



# Phase 3 – View from Livingston Terrace

## The Commons – View from Livingston Terrace



Consultant:

Revision:

Architect of Record:

Drawn: T.A.T.

Checked: T.A.T.

Scale: As indicated

Key Plan:

Project Name:  
**SOUTHERN HILLS**

4319 3rd ST E, #200  
 WASHINGTON, DC

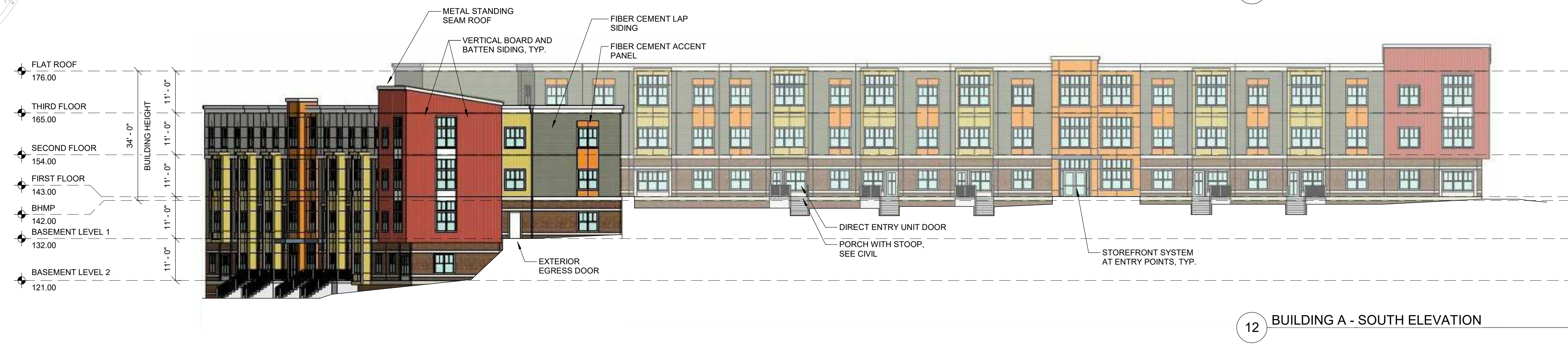
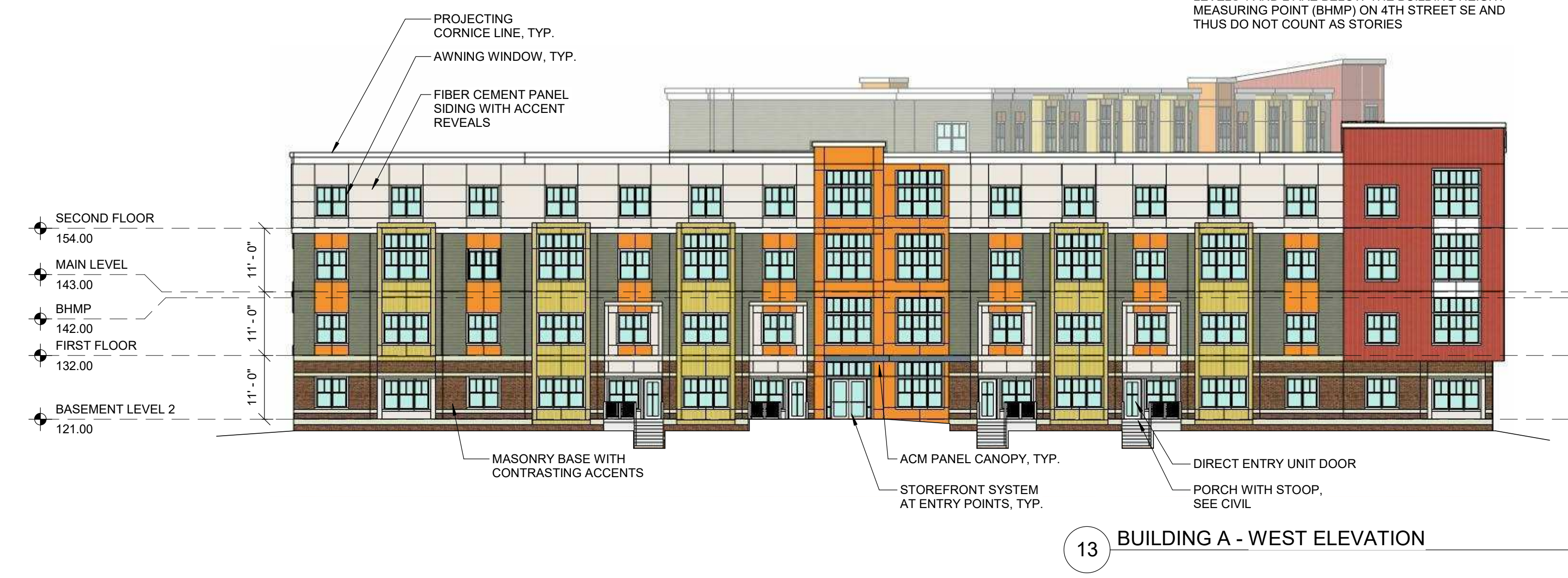
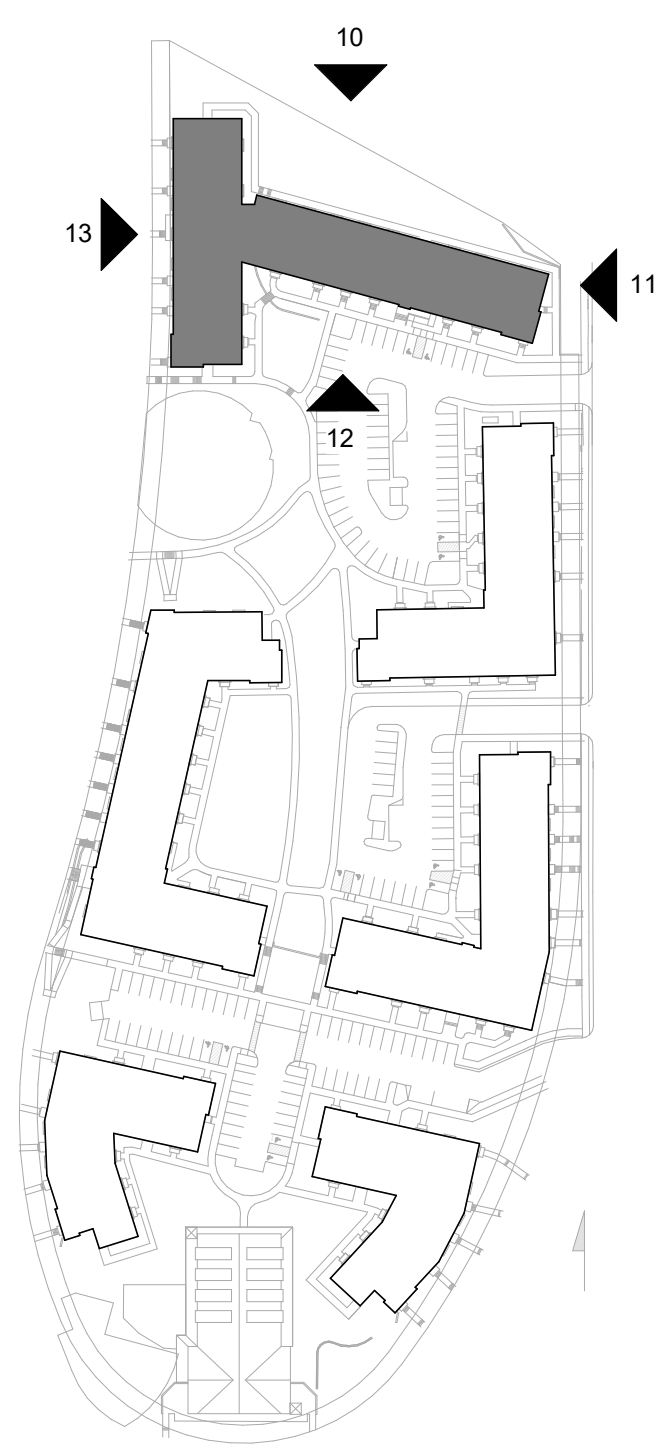
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 Elevations -  
 Building A

Project Number:  
 14193

Issue Date:  
 December 9, 2019

Sheet Number:  
**A4.01**

**NOTE:**  
 PER SUBTITLE B SECTION 310.1, BASEMENT  
 LEVELS 1 AND 2 ARE BELOW THE BUILDING HEIGHT  
 MEASURING POINT (BHMP) ON 4TH STREET SE AND  
 THUS DO NOT COUNT AS STORIES



Consultant:

Revision:

Architect of Record:

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Checked: T.A.T.

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**SOUTHERN HILLS**

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 WASHINGTON, DC

Sheet Name:

**Elevations -  
 Building B**

Project Number:

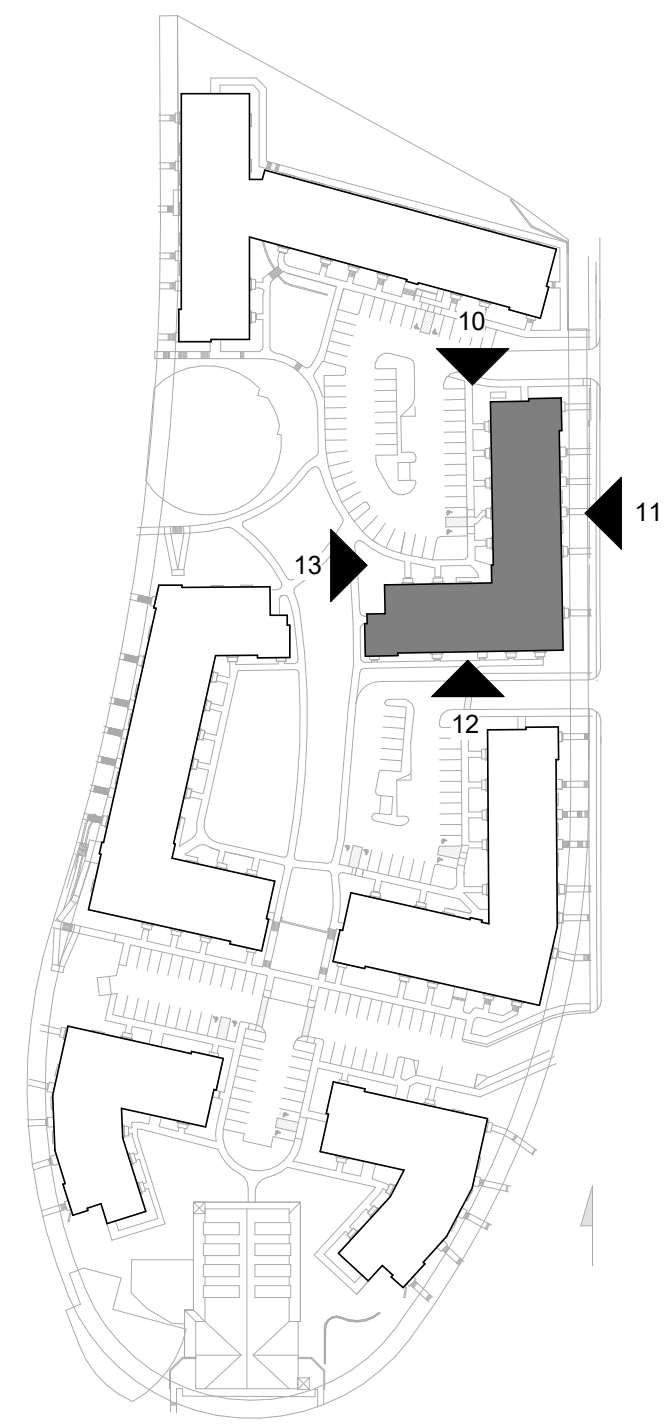
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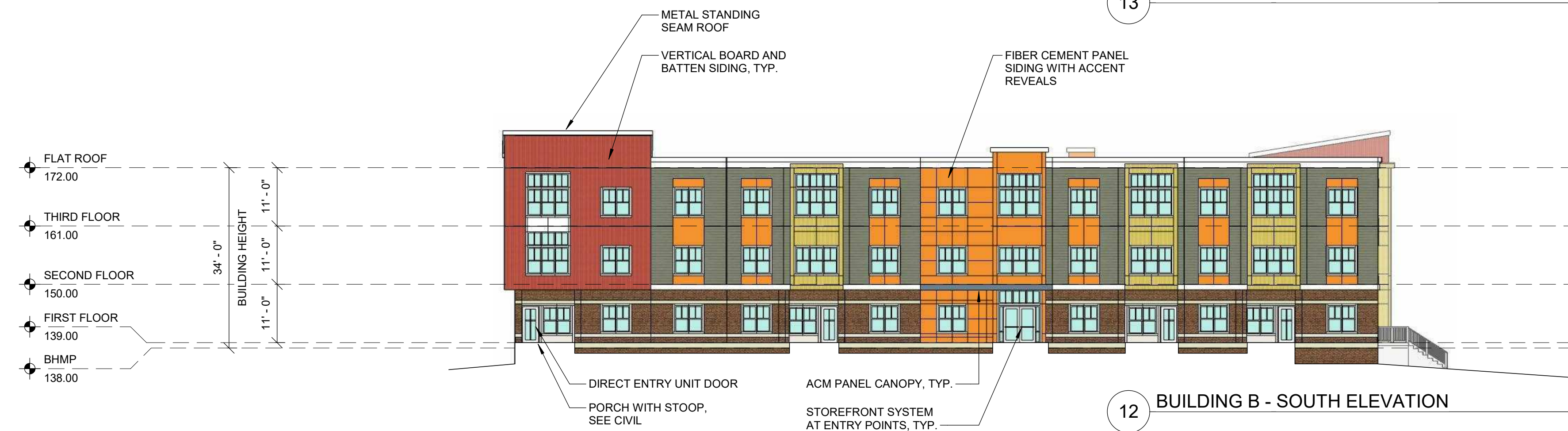
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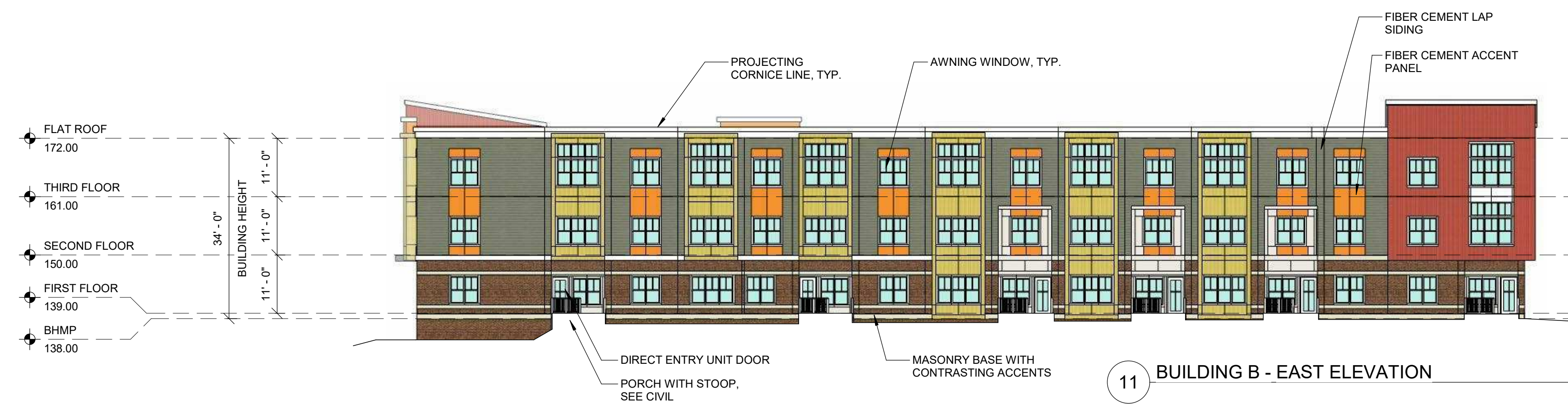
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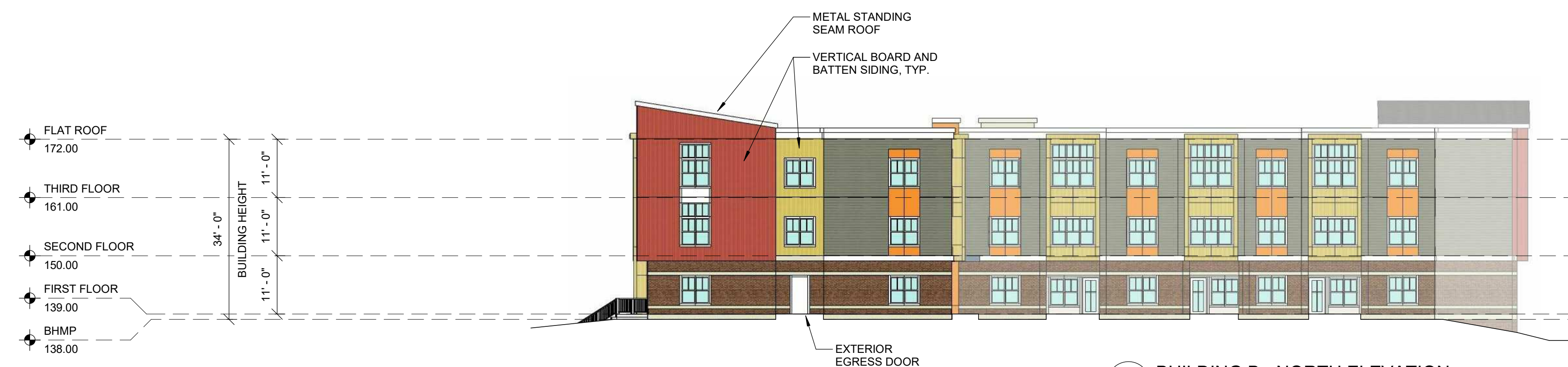
13 BUILDING B - WEST ELEVATION



12 BUILDING B - SOUTH ELEVATION



11 BUILDING B - EAST ELEVATION



10 BUILDING B - NORTH ELEVATION

Consultant:

Revision:

Architect of Record:

Drawn: Author  
 Checked: Checker  
 Scale: As indicated  
 Key Plan:

Project Name:  
**SOUTHERN HILLS**

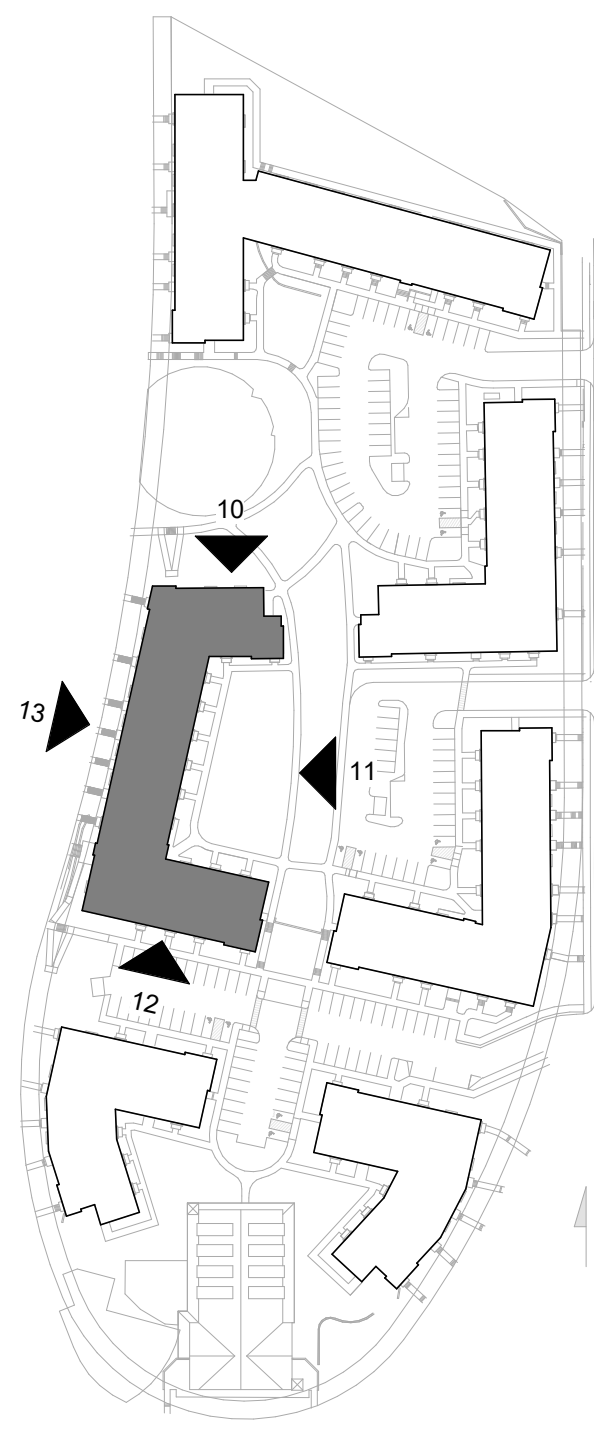
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 WASHINGTON, DC

Sheet Name:  
 Elevations -  
 Building C

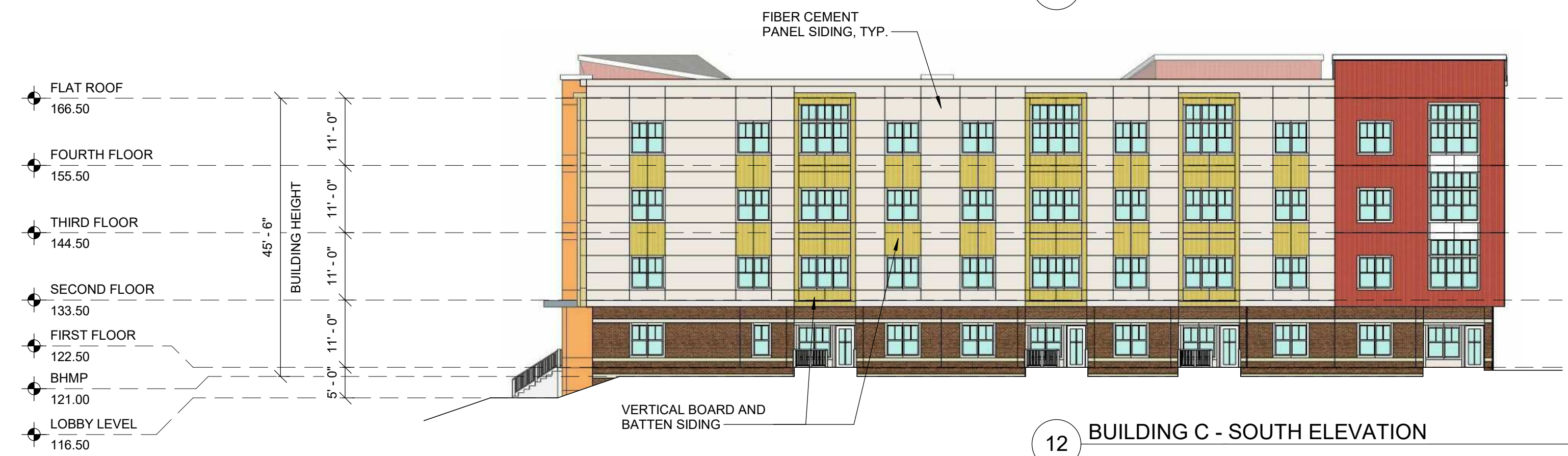
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Issue Date:  
 December 9, 2019

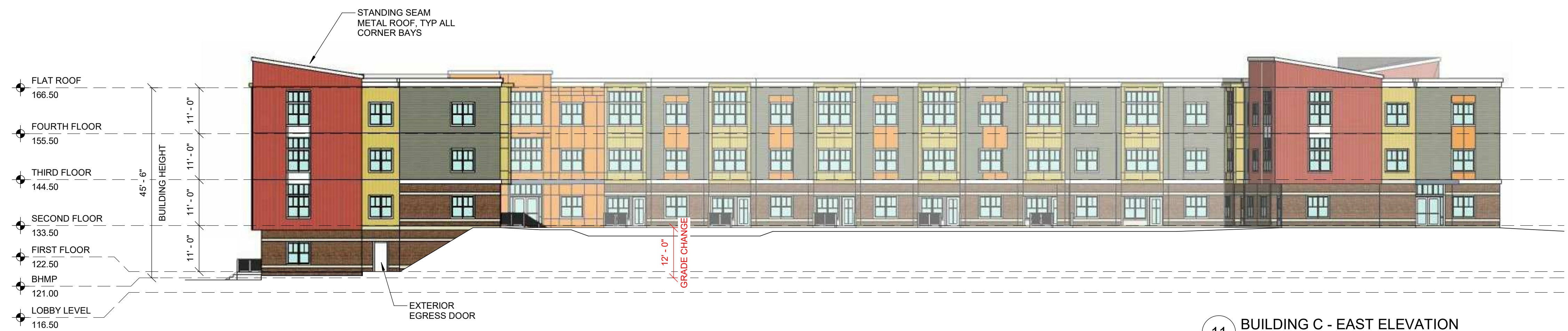
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13 BUILDING C - WEST ELEVATION



12 BUILDING C - SOUTH ELEVATION



11 BUILDING C - EAST ELEVATION



10 BUILDING C - NORTH ELEVATION



Consultant:

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:  
**SOUTHERN HILLS**

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 WASHINGTON, DC

Sheet Name:

Elevations -  
 Building D

Project Number:

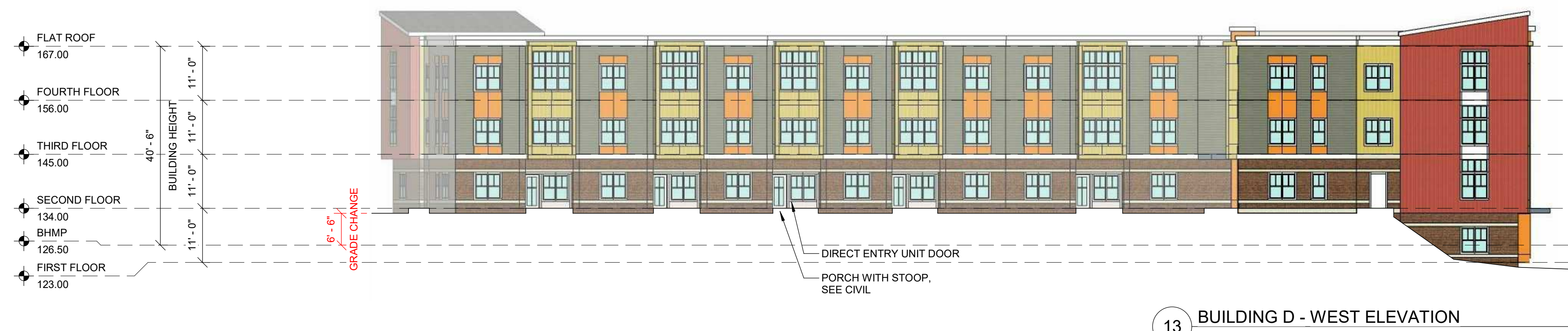
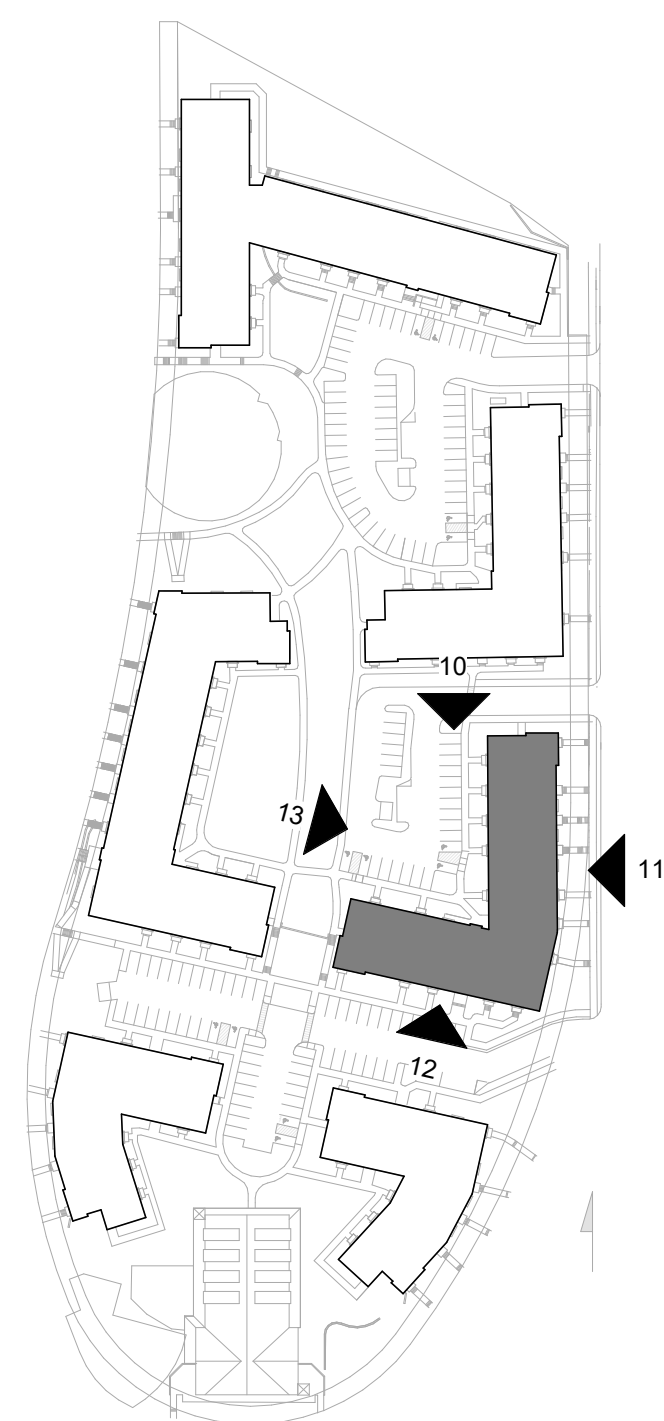
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December 9, 2019

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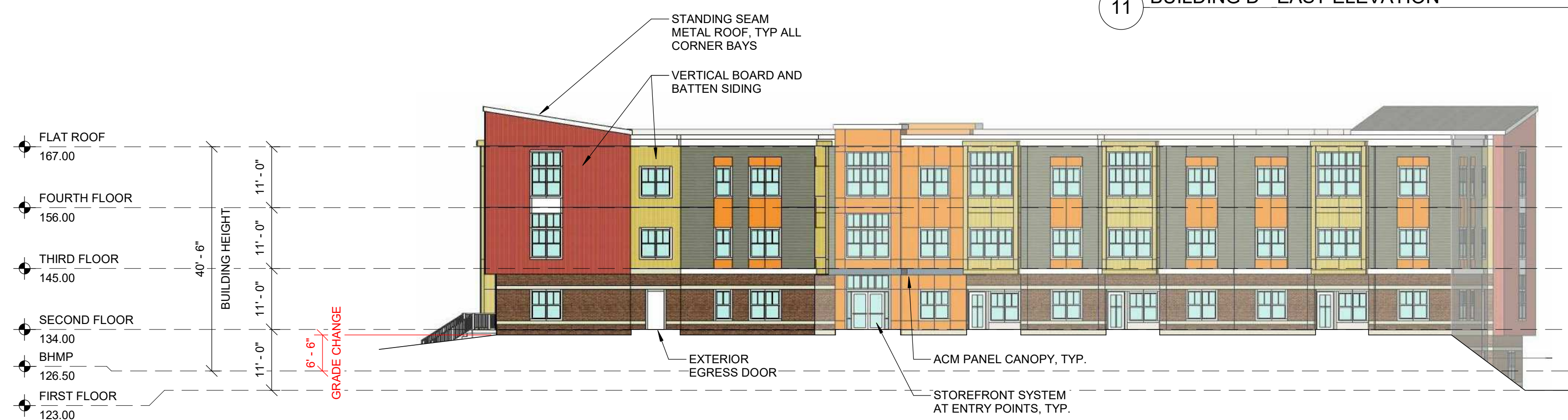
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12 BUILDING D - SOUTH ELEVATION



11 BUILDING D - EAST ELEVATION



10 BUILDING D - NORTH ELEVATION

Consultant:

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:  
**SOUTHERN HILLS**

4319 3rd ST E, #200  
 WASHINGTON, DC

Sheet Name:

**Elevations -  
 Building E**

Project Number:

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Issue Date:

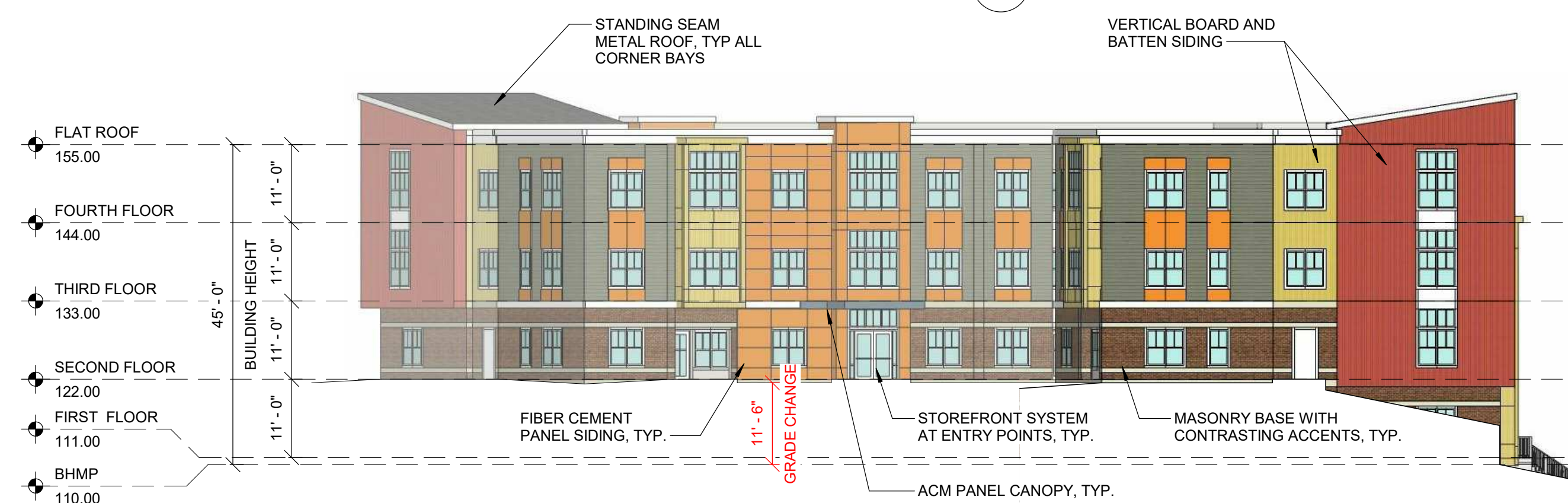
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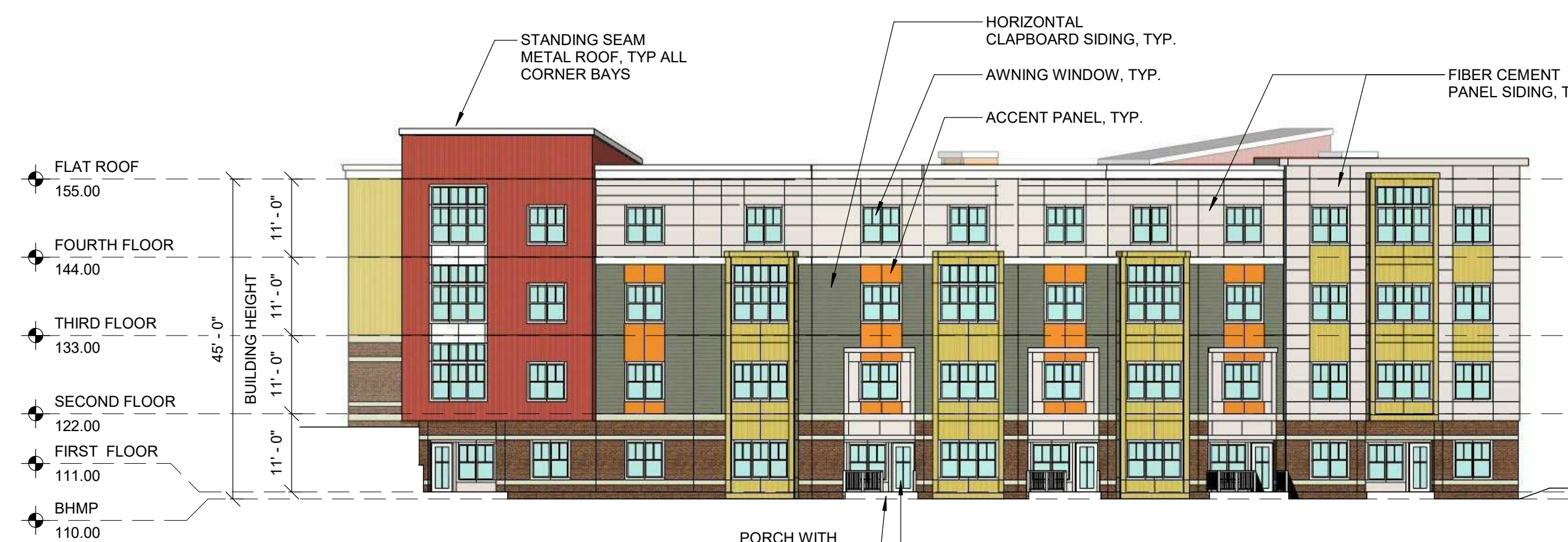
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13 BUILDING E - WEST ELEVATION



12 BUILDING E - SOUTH ELEVATION



11 BUILDING E - EAST ELEVATION



10 BUILDING E - NORTH ELEVATION

Consultant:

Revision:

Architect of Record:

Drawn: T.A.T.

Checked: T.A.T.

Scale: As indicated

Key Plan:

Project Name:

**SOUTHERN HILLS**

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Sheet Name:

**Elevations -  
 Building F**

Project Number:

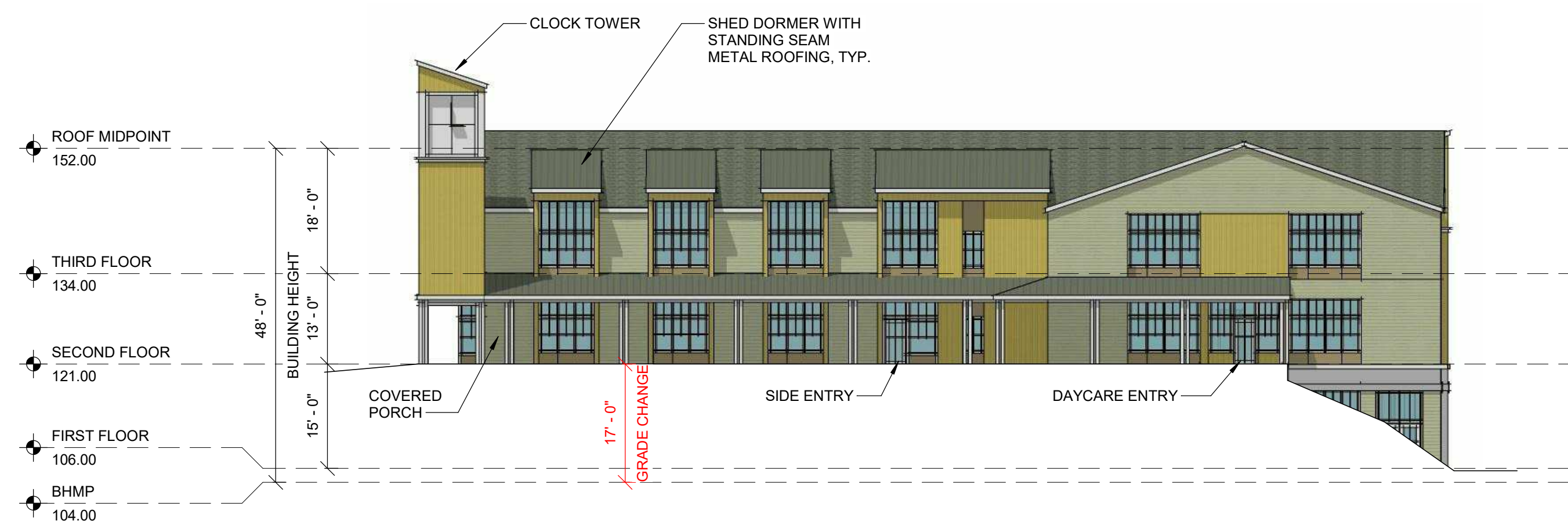
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Issue Date:

December 9, 2019

Sheet Number:

**A4.06**



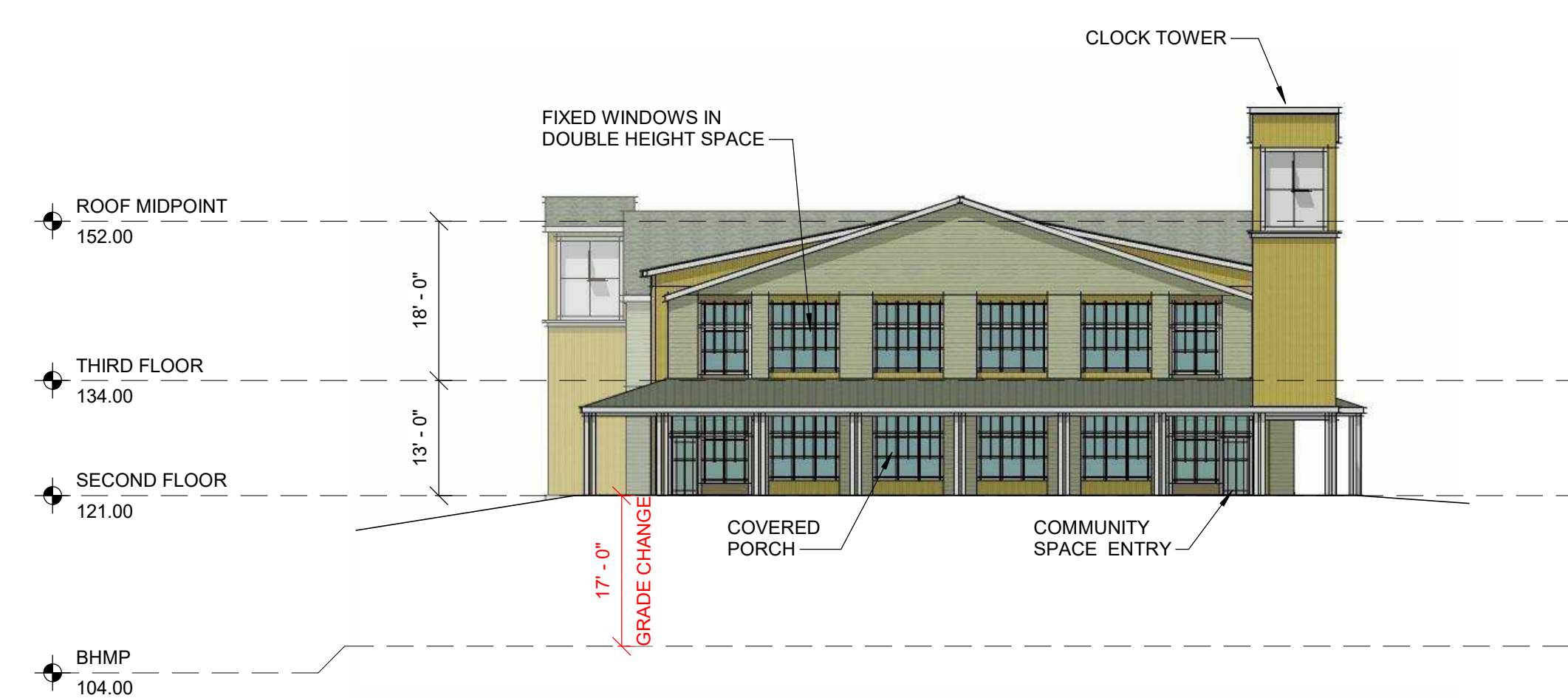
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12 BUILDING F - SOUTH ELEVATION



11 BUILDING F - EAST ELEVATION



10 BUILDING F - NORTH ELEVATION

Consultant:

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

Scale: As indicated

Key Plan:

Project Name:  
**SOUTHERN HILLS**

4319 3rd ST E, #200  
 WASHINGTON, DC

Sheet Name:

Elevations -  
 Building H

Project Number:

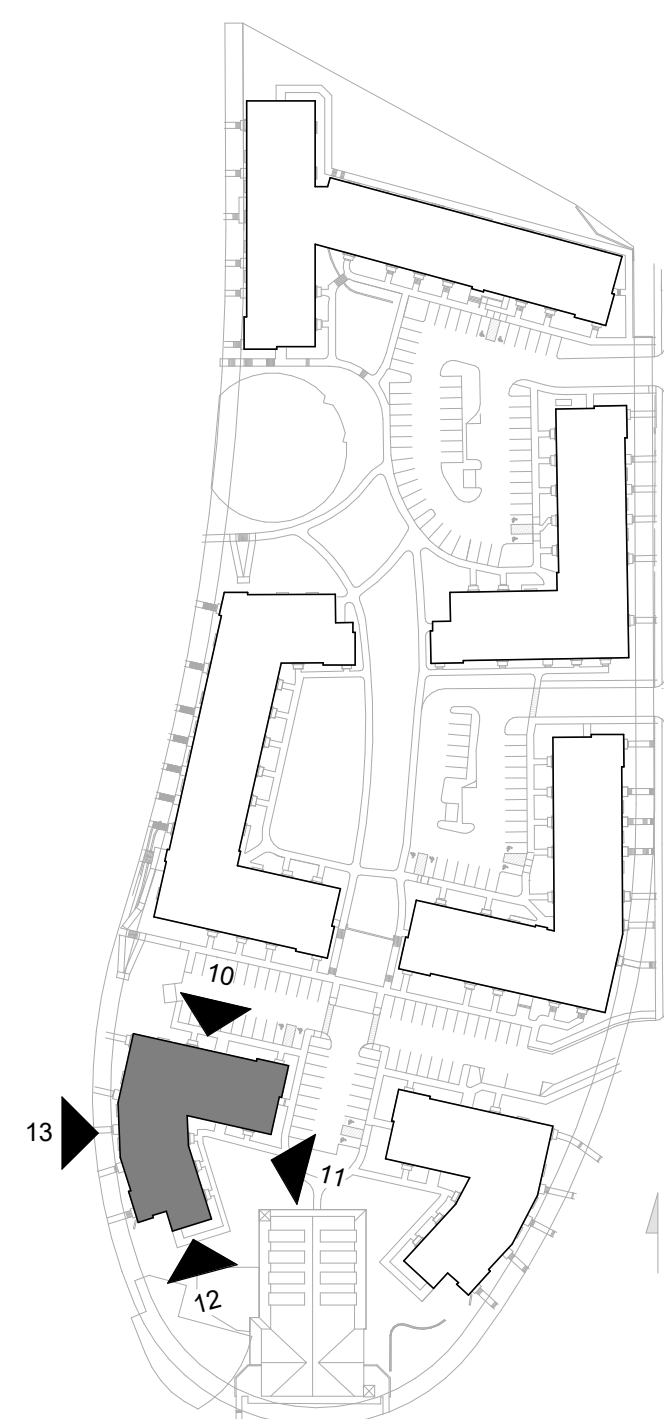
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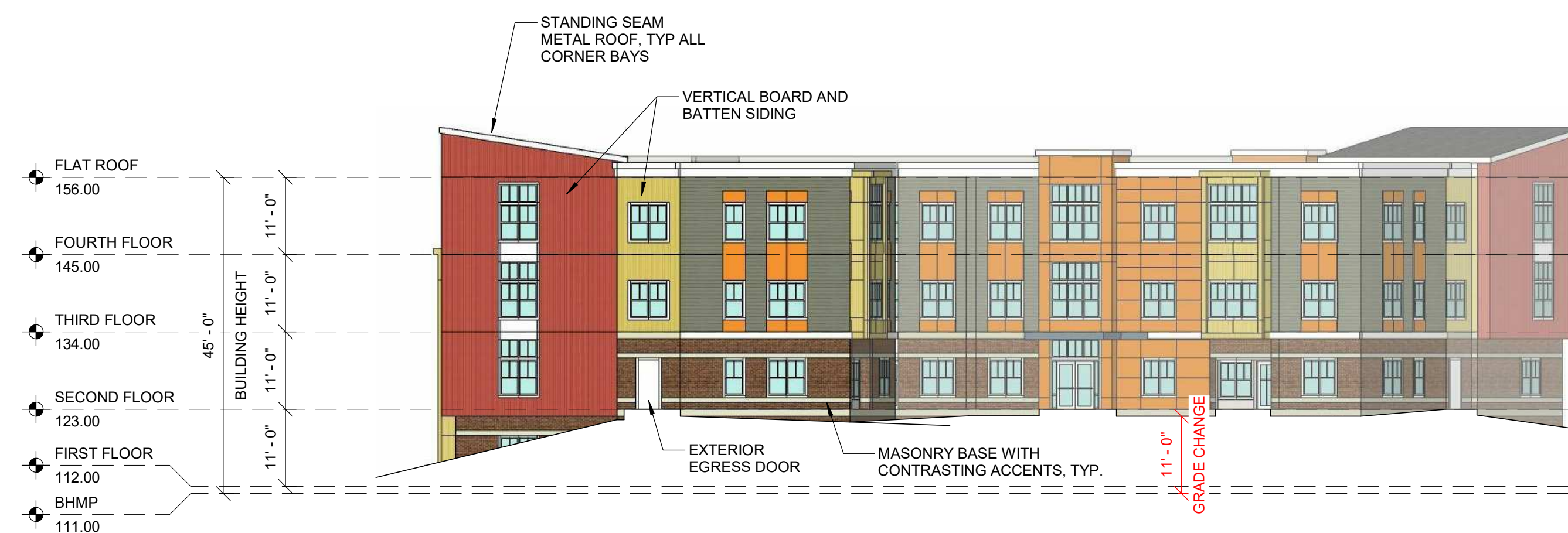
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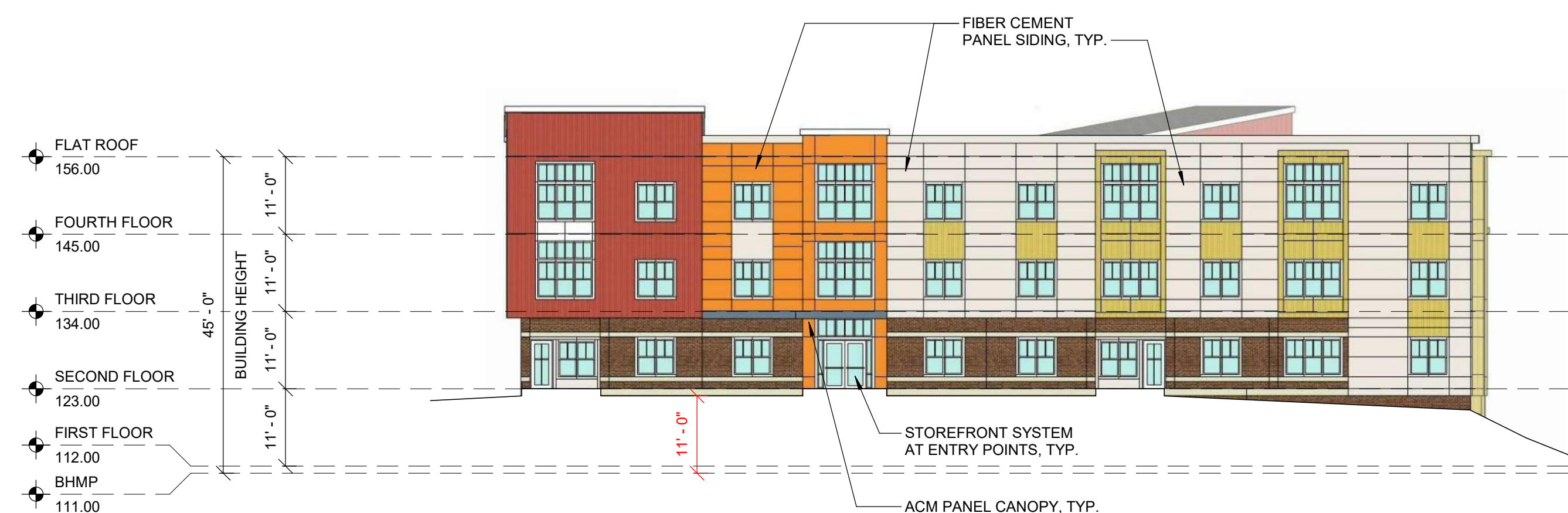
13 BUILDING H - WEST ELEVATION



12 BUILDING H - SOUTH ELEVATION



11 BUILDING H - EAST ELEVATION



10 BUILDING H - NORTH ELEVATION

# Appendix